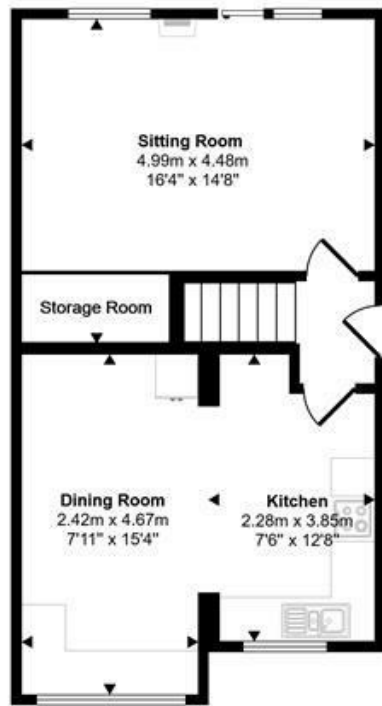
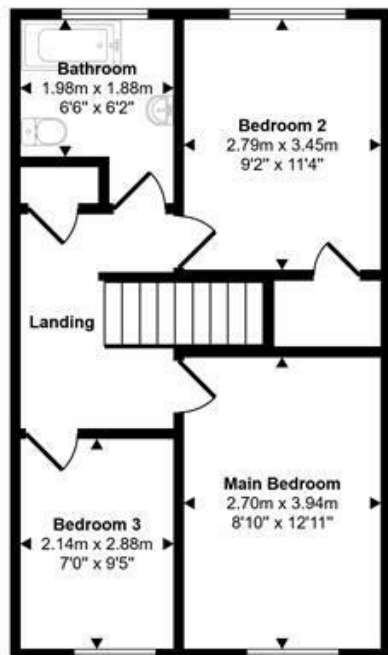




Approx Gross Internal Area
87 sq m / 931 sq ft



Ground Floor
Approx 44 sq m / 472 sq ft



First Floor
Approx 43 sq m / 459 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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selling and letting properties



Wheat Close
Hazelbury Bryan

Guide Price
£270,000

A well presented three bedroom semi-detached home situated in a quiet cul-de-sac setting within a popular village location. The property offers comfortable and practical accommodation, ideal for everyday family living, with the added benefit of off-road parking and a pleasant outlook over fields to the rear.

The sitting room is a particularly inviting space, featuring a wood burning stove and sliding doors opening onto the garden, creating a natural connection between inside and out. The open plan kitchen/dining room provides a bright and sociable area with ample space for dining, making it well suited to both family meals and entertaining.

Externally, the garden is designed for ease of maintenance with a combination of lawn and patio, backing onto open fields and enjoying a good degree of privacy. Further benefits include fully owned solar panels providing an additional income via feed-in tariffs, together with an electric car charging point.

The property is offered for sale with the benefit of no onward chain.



The Property

Accommodation

Inside

The accommodation is entered via a front door into a hallway which provides access to the principal ground floor rooms together with the staircase rising to the first floor.

The sitting room is a well proportioned and comfortable reception space, centred around a wood burning stove. There is also useful understairs storage, adding to the practicality of the room. Sliding doors open onto the rear garden, allowing for plenty of natural light and providing direct access outside.

The kitchen is a generous and bright, functional space fitted with a range of units and worktop surfaces. The size of the room is a notable feature, offering more space than typically found in properties of a similar size and price point, and providing ample room for a dining table, making it an ideal setting for everyday meals and entertaining. There is space and plumbing for a washing machine and dishwasher, together with space for a fridge freezer and slot-in cooker.

On the first floor, the landing leads to three bedrooms, all of which are well arranged and suitable for a variety of uses including family accommodation or home working. The accommodation is served by a family bathroom fitted with a bath, wash hand basin and WC.

The property also benefits from a generously sized loft space which is boarded and easily accessible, providing useful additional storage.

Outside

To the front of the property there is off-road parking together with an electric car charging point.

The rear garden is designed for ease of maintenance and is predominantly laid to lawn with a paved seating area, providing space for outdoor dining and relaxation. The garden enjoys a good degree of privacy and backs onto open fields, offering a pleasant outlook.

There is also a useful garden shed providing additional storage.

Useful Information

Energy Efficiency Rating tbc
Council Tax Band C

- Wholly Owned Solar Pannels
- Upvc Double Glazing
- Mains Drainage
- Oil Fired Central Heating
- Log Burning Stove
- Freehold
- No Onward Chain

Location and Directions

Kingston is a small rural hamlet set within the Dorset countryside, surrounded by open farmland and offering a peaceful setting with access to scenic walking routes. The nearby village of Hazelbury Bryan provides everyday amenities including a village shop, primary school and public house.

Further facilities can be found in the market towns of Sturminster Newton and Sherborne, both offering a wider range of shops, services and schooling, together with mainline rail links from Sherborne.

Postcode DT10 2EP

What3words ///twig.makeovers.global

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